









This popular style three bedroom end terraced home overlooks a lovely green to the front and boasts beautiful views towards the river taking in Northern Spire and beyond. Available with no upward chain, the property would benefit from general updating and modernising but offers great potential for both families and first time buyers. The property internally comprises an entrance porch, lounge opening into dining room, kitchen, three first floor bedrooms and a bathroom. Benefiting from gas central heating, UPVC double glazing, gardens to the front together with larger than average gardens to the rear and also having the added bonus of a garage and drive. Set within the ever fashionable Wear View estate, central to the A19, City Centre and Coast, this sought after type of property carries a very competitive asking price and should be viewed as a matter of urgency as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to entrance porch.

Entrance Porch

Storage cupboard and inner door to lounge.

Lounge 14'8" x 14'4"



Double glazed bay window to front, double glazed window to rear, radiator, feature fireplace and staircase to first floor. Opening to dining room.

Dining Room 9'6" x 7'9"



Double glazed window to rear, radiator, under stairs storage cupboard, single glazed window and the room open through into kitchen.

Kitchen 10'7" x 6'6"



Wall and base units with counter tops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integrated appliances include a double oven and hob, space has been provided for the inclusion of fridge freezer and washing machine. Double glazed window and UPVC door to rear.

First Floor Landing

Access hatch to loft.

Bedroom 1 13'9" x 8'5"



Double glazed window to front, radiator and built in storage cupboards.

Bedroom 2 8'11" x 8'3"



Double glazed window to rear and radiator.

Bedroom 3 7'3" x 5'11"



Double glazed window to front, radiator and storage cupboard.

Bathroom

Low level WC, wash hand basin and bath, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive front and rear gardens. Garage and driveway to rear providing off street parking.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band B.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Viewings Srd

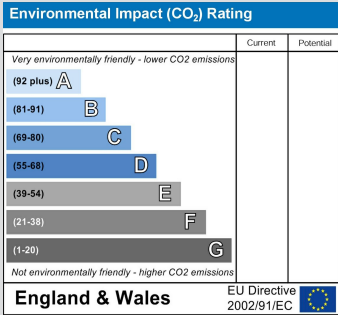
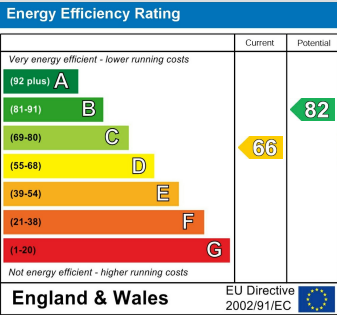
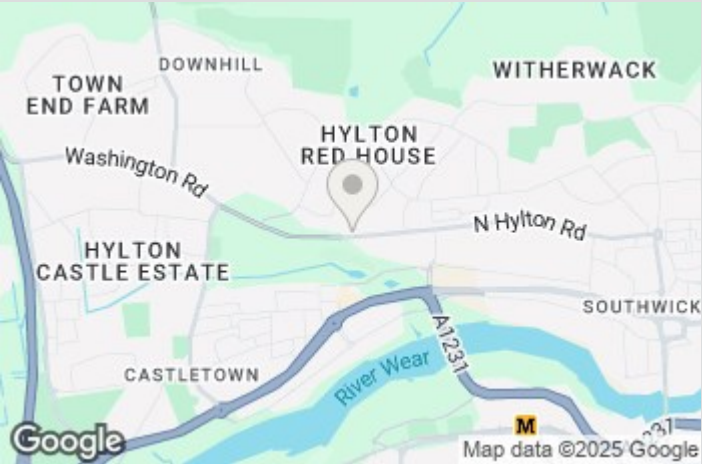
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

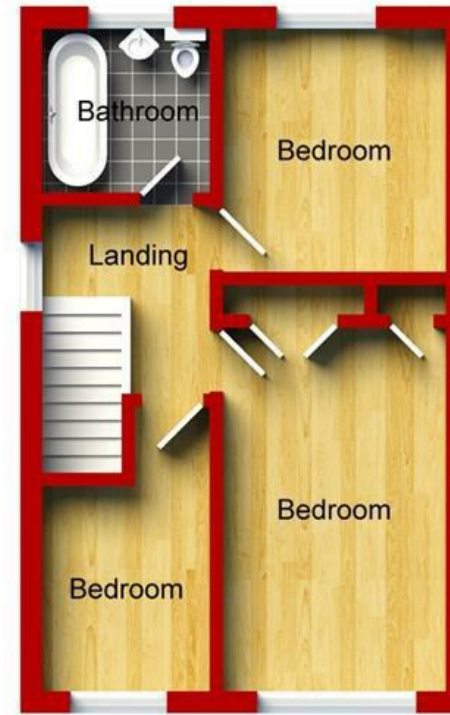
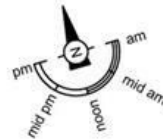


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Ground Floor
Approximate Floor Area
(36.90 sq.m)



First Floor
Approximate Floor Area
(34.40 sq.m)

6 Plumtree Avenue